

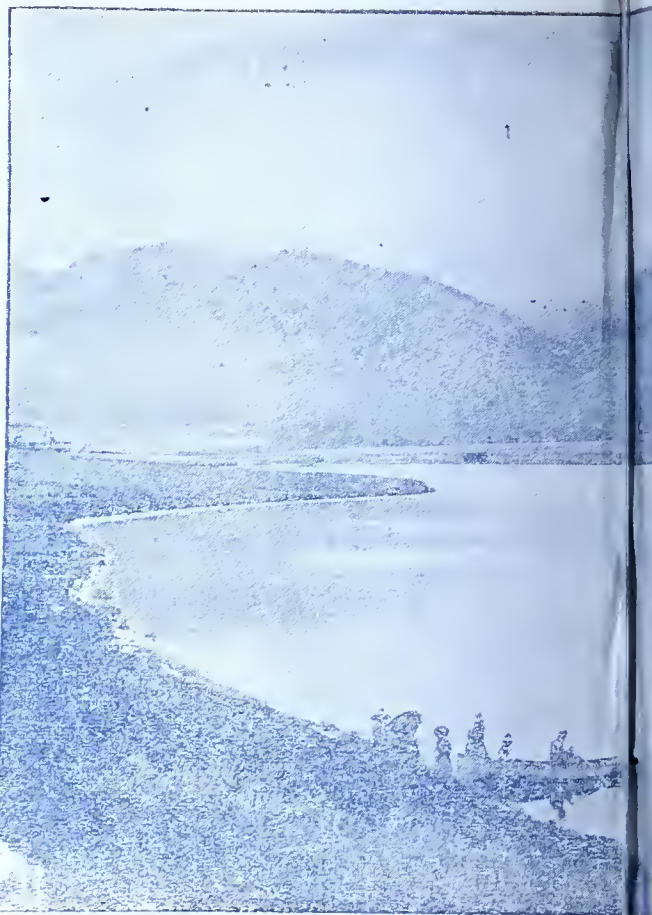
THE
GREAT DIVIDE
NATURAL
FARMING LANDS
OF
COLORADO.

PUBLISHED BY THE
DIVIDE BOARD OF TRADE.
1889.

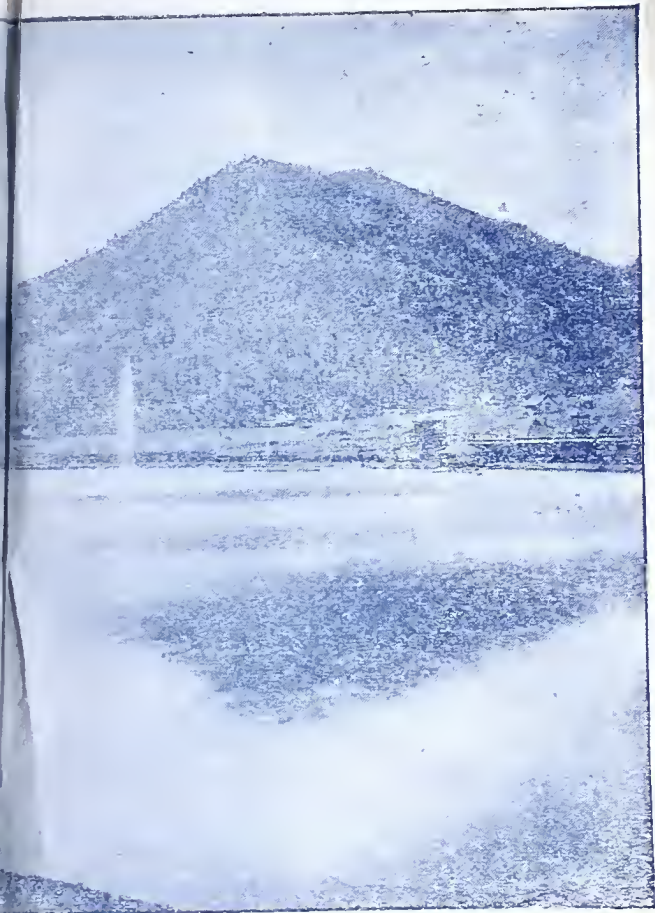
COLORADO SPRINGS, COLO.
L. H. GOWDY, BOOK AND JOB PRINTER.







VIEW OF PALMER LAND



-WEST END OF DIVIDE.



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OFFICERS

OF

THE DIVIDE BOARD OF TRADE.

PRESIDENT.—W. E. MEEK,
Table Rock, Colorado,

FIRST VICE PRESIDENT.—M. F. OLDS,
Table Rock, Colorado.

SECOND VICE PRESIDENT.—G. R. GWILLIM,
Gwillimville, Colorado.

TREASURER.—A. B. McCONNELL,
Table Rock, Colorado.

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Gwillimville, Colorado.

REAL ESTATE AGENTS

OF

The Divide Board of Trade.

E. C. GARD,	-	Palmer Lake, Colo.
G. R. GWILLIM,	-	Gwillimville, “
M. F. OLDS,	-	Table Rock, “
WALTER WHITMORE,		Eastonville, “

ERRATA.

On page 20, in the paragraph beginning "The farmers of the divide," etc., by the omission by the printer of an entire sentence from the paragraph, the statement is made that 40,000 pounds of rye have been grown upon one acre of ground, making a palpable blunder. The paragraph should read as follows: "All kinds of TURNIPS and RUTABAGAS grow to the highest state of perfection at this altitude. AS HIGH AS 40,000 POUNDS HAVE BEEN GROWN ON ONE ACRE OF SOD GROUND," instead of RYE as the construction of the paragraph referred to would indicate.

2nd. The engraving on page 27 represents Elsmere, the residence of Dr. W. Finlay Thompson, at Palmer Lake.

OFFICERS

E. C. GARD, - Palmer Lake, Colo.
G. R. GWILLIM, - Gwillimville, "
M. F. OLDS, - Table Rock, "
WALTER WHITMORE, Eastonville, "

THE GREAT DIVIDE

OF COLORADO,

COMPRISING the great natural farming lands of Colorado, where all kinds of crops are grown to perfection, without artificial means of irrigation. To all persons seeking health, wealth, pleasure, pleasant homes, and a safe investment of capital, the Divide Board of Trade sends greeting. The "Divide" is an elevated tract of country, lying in northern El Paso, south-eastern Douglas and south-western Elbert counties of Colorado. It has an average elevation of about 7,000 feet, an average width of 15 miles, and an average length of about 40 miles, containing an area of 600 square miles. Aside from the main course of the "Divide," there are a number of spurs or small "divides," extending south-east and north-east, comprising many thousand acres of beautiful country and fertile soil. The Divide Board of Trade, believing the proper time has come to make known to the people abroad the great natural advantages and almost unlimited resources of the "Divide" country, takes this means of placing before all interested parties a condensed, true and plain statement of facts, concerning a country of which so little is known by persons at a distance, and a country which the

irrigating companies of the state, for years, have kept under a cloud, by a systematic manipulation of the press of the state in favor of lands under a ditch, and by a misrepresentation of facts to all parties seeking investment or looking for homes in Colorado, who came in contact with the agents of irrigation companies. Not only the press of Colorado, but the press of the entire east have given out the very general impression that *only* by artificial means of irrigation can crops be successfully grown in Colorado. And so wide-spread and deep-seated has this false idea become that it is practically useless for any one individual to make any assertions whatever in regard to the success with which crops have been grown on the Divide for 25 years, without any means of irrigation only that which comes from above in the shape of copious rains and soaking snows.

And when a statement is made of the many and varied advantages that the Divide possesses, as a place suitable for all kinds of investment, for intense farming and fine stock raising, and an assertion that the Divide at no great reach in the future would become the greatest resort in the west for invalids afflicted with any form of pulmonary or malarial diseases, it has been so persistently denied and ridiculed, that the residents of the Divide *knowing* they had a fortune in their grasp and health in their families, have gone quietly on and prospered as no other section of Colorado has begun to prosper, believing that when the proper time came and their future happiness demanded it, that by a combined and intelligent effort of the inhabitants of the Divide, such a volume of authentic information, facts and statistics, compiled from *actual* experience, could and would be placed before the public,

that they would be irresistible and irrefutable in their effect. We have waited patiently and long, and now we believe the time is ripe to turn such a tide of immigration and capital toward our Garden of Eden of the west, that it will almost overwhelm us in its greedy attempts to grasp the soil and wealth of a country so little known, and yet so rich in every respect.

We realize that our territory is limited as compared with the vast extent and area of the irrigated districts of the state, and consequently we shall endeavor to reach only the cream of the great stream of western immigration.

Our area may be small but it is choice, and capable of supporting a vast number of souls.

Our farms and ranches are too large for us, and we will divide them again and again, to meet the increasing demand.

We want more people and smaller farms, and therefore we extend a hand of welcome to outside capital.

We want men of progression, men of brains, men of wealth, and men of honest toil. We want manufacturers and mechanics, day laborers and industrious renters. We want men of capital to build us great hotels and sanitariums, lay out and improve our beautiful natural parks, and extend the work already so magnificently begun at Palmer Lake, one of our beautiful little towns. We want the whole Divide to be made (and it can easily be done,) one complete system of lakes, lovely drives and magnificent homes, from Palmer Lake on the west to our utmost eastern border.

We want men of experience and capital to open up and put on the market our vast fields of coal, paint rock and stone of almost every variety.

We want practical cheese and butter makers

to dot our country with cheese factories and creameries.

We want invalids to come here, where to breathe our air and drink in our almost perpetual sunshine, means a renewal and extension of life and a return to their homes strong and well.

We want merchants in every class of business to meet the daily increasing demands and wants of the people.

We want blacksmiths, wagon-makers, tailors and shoe-makers.

We want painters, carpenters, plasterers and stone masons.

We want more first-class professional men, doctors, lawyers, teachers and ministers. In fact we want all the thousands our Divide can support, of men and women who are up to the standard of the advanced ideas of the nineteenth century, who will help us in our attempts to further the cause of general prosperity to every resident of our country, who will help us morally and financially, and who will work with us in our determination to make this Divide the oasis of perfection in this desert of the west.

To all such the Divide Board of Trade, acting in the interests of the entire Divide country, will give a brief statement of the different resources and advantages of the Divide as they exist to-day, and as compared with the irrigated portions of Colorado.

COLORADO.

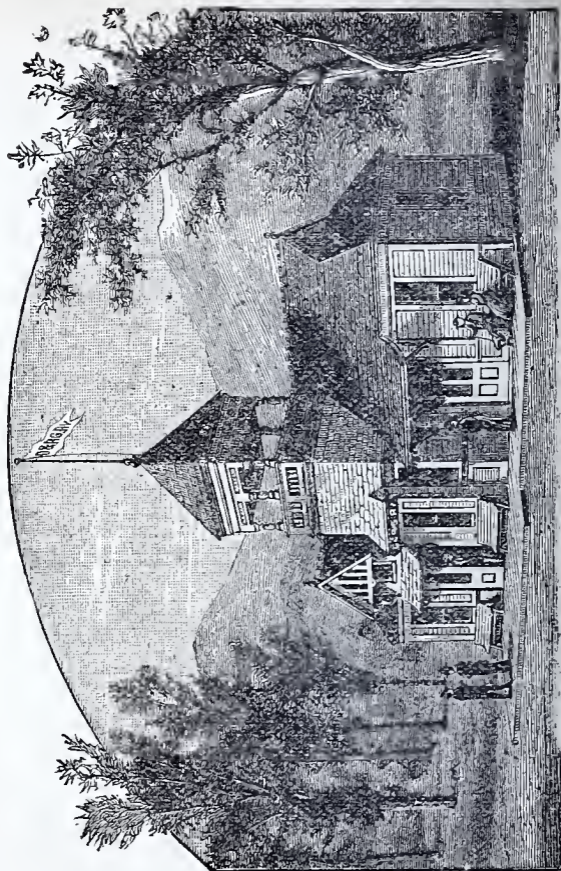
The State of Colorado is to-day, perhaps, attracting more attention from all classes of people, not only in our own country but in every foreign land that is sending capital and people to America, than is any other state in the

union, East or West, North or South. Why is this the case? 1st. Colorado possesses more natural advantages and holds out to the stranger a greater variety of inducements, and presents more opening for capital in every known channel of legitimate business, than any other section of country of equal size on the face of the globe.

Colorado to-day seems to be the Mecca towards which every pilgrim is journeying, and the shrine at which capital in every form seems pleased to bow. Men in every profession and condition of life in the over-crowded east are heading for Colorado.

The great stream of wealthy invalids and tourists that for years has crossed the ocean seeking pleasure and a cure for all diseases at the great resorts of Europe, and who have basked in the sunny clime of Switzerland, and gazed on her snow clad peaks, who have quenched their fevered thirst in the water of springs that until lately were supposed to be unequalled and unrivaled in the known world, all these and many more are now coming to Colorado, and finding within our own confines everything for which they have spent their thousands and risked the dangers of the mighty deep to get and to see. Not only do they find them *equally* as good, but they find every attraction of Europe reproduced here on a scale of such tremendous grandeur and perfect adaptability both for health-restoring and free, unfettered and unlimited pleasure in an almost infinite number of ways, that the crowded, confined and artificially made resorts of Europe pale into insignificance when any comparison whatever is made between our peerless Colorado and them.

Not only are our own tourists and invalids



DENVER AND RIO GRANDE DEPOT, PALMER LAKE.

turning toward Colorado but hundreds and thousands in foreign lands are crossing the ocean yearly, and find health and pleasure within our hospitable borders.

The great maker of all that is grand, magnificent and useful seems to have looked with a kindly eye on Colorado, and made our state the repository of the gifts of his bountiful hand and to the people of Colorado has he left the work, duty and pleasure of making known to all mankind the blessings he has bestowed upon us, and upon the afflicted of every nation and clime.

He made everything here perfect.

No other place in existence seems to possess the all pervading feeling and appearance of perfection and outward purity that Colorado does. Our mountains are awful in their grandeur and perfection. Our plains are unequaled in their perfect outline and extent. Our atmosphere in its curative powers and bracing effects is perfect. Our sparkling springs, rippling rills, pebbly brooks and flowing streams are perfect. Our mountain torrents that go dashing through the mighty gorges, breaking their force over rocks and boulders, finally ending in our beautiful rivers that go gliding on, and gliding on, until they reach the borders of our neighboring states and seem to carry our good will and glad tidings to them, are perfect; all are perfect. Nature has made them so and so they must remain. No where else can you find such crystal lakes and lilled ponds that seem to rest in the arms of purity. Our mountain canons in their grandeur and sublimity are perfect. Our natural drives through our mountain passes, up our tree and rock bound glens, our grassy little nooks and dells, our quiet retreats beneath some mighty

overhanging boulder, where the tired and over-worked can rest and gaze uninterruptedly about and almost feel the divine presence of an all-wise Creator; all these are perfect. The very atmosphere of Colorado seems to raise a man from all that is belittling and debasing and give to him a broader sense of existence and his duty to himself and mankind. He seems to be electrified into a new being and takes his place unconsciously at the side of men who are working to make Colorado the seat and home of liberty, advanced thought and action, and who are striving to place every industry and natural advantage of the state on a pedestal so high and firm, that to Colorado! to Colorado!! will be the cry of all mankind in every tongue.

2nd. Colorado deserves and is getting the great attention that is turned towards her at present from the fact that no other state in the union has been so systematically and carefully advertised, and no other state in the union can show the great array of existing facts and advantages to advertise from that Colorado can and does. Our state is checkered with prosperous railroads, and they in return for the great support the state gives them, are doing all in their power to herald abroad the good qualities of the Centennial State. Furthermore, the advertisements sent from Colorado are not Florida land schemes and bubbles. We have what we say we have; a soil unequalled in its productiveness, great resorts, great mines, great stock and manufacturing interests, coal, coal oil, natural gas, the finest qualities of iron, ores, marble, granite, all kinds of building stone and the precious metals abound in inexhaustible quantities all over the state, vast stretches of pine forests are through our mountains. Our

lakes and streams are full of fish, and our state full of game. Mineral springs of wonderful curative powers are common. But the greatest of all our possessions is our utterly unapproachable climate, which in itself is a panacea for almost all known diseases.

These are *some* of the reasons why Colorado to-day stands at the head and carries the flag-staff of progress and asks for a class of people of whom we may be proud. And this is just the reason why the Divide Board of Trade takes this means and opportunity of calling attention to the banner portion of the banner state of the union: namely, The Great Divide. For just in the proportion that Colorado as a state is superior to other states so is the Great Divide superior to the other portions of Colorado.

THE GREAT DIVIDE.

This portion of Colorado possesses in a condensed form the combined advantages of the whole state, and some great advantages that no other part of the state possesses at all, prominent among these we mention our ability to grow all kinds of crops successfully *without artificial means of irrigation*, and our location and altitude that places us just at a point where we suffer neither from one extreme nor the other of heat and cold. The Divide starts from the foothills on the eastern slope of the Rocky Mountains and extends east and northeast gradually sloping out to the great plains.

The Divide is traversed by a number of small streams furnishing an abundance of water for all necessary purposes. Each stream is the center of a beautiful valley containing thousands of acres of the finest farming and hay lands in the west. The land is rolling but not

rough, only along some chains of bluffs, that are one of our greatest attractions to tourists and pleasure seekers. The great per cent. of all lands outside of timber is capable of cultivation at a large profit. The farming districts are divided by belts of beautiful timber, and many are the homes built just in the edge of some natural pine grove, sheltered from storms and winds, and whose inmates are hushed to sleep at night by the constant music of the breezes through the tops of the evergreen pines.

Our timber lands are furnishing employment for a large number of men. Aside from the lumber interests thousands of loads of cordwood and fence posts are cut every year, affording work for scores of teams in hauling them to the shipping points and markets. The bodies of lumber scattered so evenly over the entire Divide, furnishing material so cheap for all kinds of building, have done much to help us in our rapid and successful improvements.

From the top of some high bluff on a clear day the Divide presents to the eye the appearance of an ideal farming country combined with a natural system of parks and timber belts. Summer and winter our forests are green, breaking the barren appearance and monotony common to so many agricultural countries. Persons coming from an eastern snow bound state to our Divide in the middle of winter and seeing our green stretches of forests and feeling our warm sunshine, seem to be almost overcome with surprise and pleasure.

A stranger riding from the east end of the Divide to the west could not help but be wonderfully impressed with the natural fitness and adaptability of the great Divide, not only for all kinds of farming and stock raising, but with the grand old Rockies constantly before him

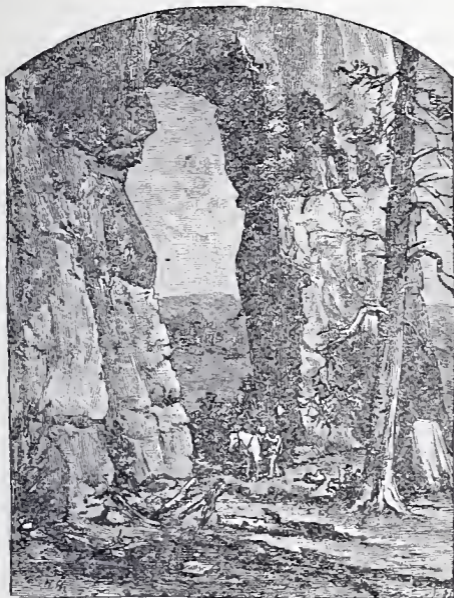
and some new scene of great beauty breaking upon his view at every turn of the road, he could but say, as many are now saying, that the future of the Divide is not yet dreamed of, and a home here I must have no matter what the cost. Nearly every acre of ground is fenced, and county roads have been carefully laid out and are rapidly being put into excellent shape for fast and easy travel. The Divide Board of Trade in stating some of the very pleasant features and advantages possessed by the Divide and in making the assertion that good farm lands on the Divide are *actually* worth more money to the acre than lands on the line of an irrigating ditch, believe it their duty and business to place before all uninformed but interested parties some of the great disadvantages and unpleasant features of the system of irrigation as compared with the great Divide natural farming country.

We willingly and with pleasure and pride point to the system of irrigation as followed so extensively in Colorado, as second to none in the world, and admit freely that Colorado today owes much of her great wealth and unprecedented prospering to this very system, and grant to the system much that is claimed for it by its many ardent advocates and supporters, and sincerely hope that all of its good points may be still improved and others brought forward. But, if every point that is claimed for this system by the countries supported by the means of artificial irrigation was true to the utmost, there still remain so many unpleasant features that many people coming to Colorado looking for pleasant homes and profitable employment and a safe investment of capital, return to their homes rather than locate on the line of an irrigating ditch, believing what many

tell them that they cannot farm in Colorado unless they farm under a ditch and that no lands are a safe investment that are not artificially watered. This we admit to be true to a certain extent as regards some of the so-called rainbelt of eastern Colorado and western Kansas and Nebraska, but the Divide is no part nor parcel of what is generally supposed to be included in the rainbelt of Colorado. Our territory is so small as compared with the rest of the state that until quite lately the real estate agents of the prominent points in the state when asked any questions regarding the Divide by strangers who may have heard this country mentioned, have simply classed the Divide in the common estimate of the great rainbelt country. Any one interested, upon looking at the late editions of the map of Colorado will see that the Divide mentioned in this circular is marked as a *distinct* elevated country by itself and is in *no respect whatever* referred to as *any* part of the hot and arid regions of Colorado.

The majority of all countries that are compelled to resort to artificial means of irrigation are excessively hot and naturally dry, so hot and dry in fact that it is utterly impossible for enough moisture to collect in the atmosphere to produce rain in quantities sufficient to do any good. If any moisture does fall from above it generally comes in the shape of very destructive hail storms and water spouts. The air in most irrigated countries is parched and dry and seems to lack the life and vitality that is found in localities where showers and rains are common and frequent. All lands and roads not irrigated and that are tramped or traveled to any extent soon become a perfect bed of fine light dust, which fills the air at every passing breeze, and when the winds are bad the alkali

dust so common in most irrigated countries becomes almost unendurable. It fills every crack and crevice and is simply suffocating in its density. Another objection found with the system of irrigation is the great expense of



PHOEBE'S ARCH, NEAR PALMER LAKE.

buying water and water rights, and of keeping the great number of ditches in repair. This outlay added to the expense and labor of conducting the water over the crop ground forms a very heavy bill, and a bill that years when the crops are not very good takes off the entire profits. The one thought of being compelled to wade and paddle about in the mud and

water deters many people from settling in irrigated countries.

Real estate agents working in the interests of great canal companies will tell you that the expense of irrigating is simply nothing, when the great difference in the yield of crops is considered, when compared with the yield of crops grown by the natural methods. To a person having no table of crop averages of the two countries and being told by the canal companies that the yield of crops grown by artificial means was far greater than that of crops grown by the natural methods, this statement would sound plausible, but actual facts fail to corroborate this thread-bear and oft repeated tale of the ditch companies. It is now generally conceded by practical farmers who are acquainted both with the irrigated districts and the great Divide, that the net profit of crops grown on the Divide exceeds that of crops grown at the expense of artificial irrigation, when the average is taken for a number of years, saying nothing at all of the great balance in our favor when the question of comfort and ease of cultivation is considered. And not only the question of the expense of water comes up when the irrigated districts are compared with the natural farming lands of the great Divide, but there are other weak points in the system of irrigation as now followed. The owners of farms under a ditch, in looking into the future, see a few problems staring them in the face, that demand a solution, and that in a very short time. These problems, unless solved at once, will ultimately shake the great system of irrigation to its very foundation.

Not long ago the leading agricultural paper of Colorado made the statement that there were 10,000 acres of land lying north of Denver

that had become utterly worthless, lands that only a few years ago comprised the best farming lands in that part of the country. These lands, once so valuable, are now worthless swamps, made so from the ground becoming soaked full of water from the irrigating ditches.

All countries compelled to irrigate must necessarily be nearly level, and from this fact the common methods of drainage can be but little followed.

Not only this 10,000 acres has become bogged, but small fields all through the irrigated districts are becoming swampy from the long continued application of water without any effectual method of drainage, and the only feasible way of avoiding in the future, and of again reclaiming the lands already ruined, is to inaugurate the expensive system of underdraining. This when properly done is so expensive that only the wealthy can undertake it.

Then again, capital has taken such an interest in irrigating schemes and ditches, that soon every drop of water in the rivers of the state will be going through an irrigating ditch, and the available water will be spread over so much territory that its scarcity is much more likely to ensue than was the case a few years ago.

The hoarding up of water by a great system of reservoirs will do much to lessen the danger of a water famine in the irrigated districts.

A farmer, stockman, dairyman or resident on the great Divide hardly realizes the blessings he has until he compares his lot with that of persons living in the lower altitude and in the irrigated regions. Therefore the Divide Board of Trade asks every man whom this circular may reach, and who is looking for a new location to come to the Divide and investigate our

advantages, and we will bid you welcome as long as there is room for one more.

All kinds of farming can be, and is, carried on here successfully, and with less risk than at the lower altitudes.

The Divide is the stockman's and dairyman's paradise. The water is clear, cold and sparkling, which is seldom the case in the hot, irrigated plains. We save all the expense and bother of artificial irrigation, which any one will admit is a great tax. We save all bickerings, troubles and lawsuits that are of daily occurrence between neighbors and rival ditch companies in the irrigated districts. The court dockets in some districts are almost filled with cases coming directly from water difficulties, and these are constantly on the increase. Every state legislature is compelled to make a new set of laws relative to the disposition of water, and confining ditch companies within certain limits. All of these difficulties the Divide farmer knows nothing of.

Our natural grasses are unsurpassed in quantity and quality. But few weeds are found in our soil, and we are not pestered by having a neighbor's weed seed wash down upon us from a complicated system of ditches. The dreaded sand burr that has almost taken some farms at the lower altitudes, has never yet attained a hold on the Divide. Our pastures and roadsides instead of growing up to a mass of unsightly and worthless weeds in the summer months, are a bed of beautiful flowers of endless variety; and here such pests as potato bugs, grass hoppers, mosquitoes, fleas, ants, flies to bother stock, as well as rats and snakes, are almost unknown. Taken all in all, one year with another, there are few countries on the face of the globe that possess the great variety of ad-

vantages and so few disadvantages that the Great Divide does.

SOIL.

The Divide uplands are a rich sandy and clay loam. The bottom lands are a rich black loam. There are no alkali and adobe soils on the Divide. The soils are easily worked, wear well and are very productive.

CROPS.

The principal crops grown on the Divide are oats, wheat, buckwheat, barley, rye, millet, sorghum, hay, potatoes, turnips, rutabagas and corn fodder. Cabbage, beans, peas, cucumbers, radishes and nearly all kinds of garden vegetables grow to great perfection. The small grains grow well, make a full berry and weigh unusually heavy to the measured bushel; some fields of oats have weighed as high as 46 pounds to the bushel.

It was generally believed a few years ago that corn would not ripen at this altitude, and farmers made no attempt to grow it for the grain, but only for the fodder. But some experimentors obtained a corn they thought might mature here, acclimated it successfully and now considerable corn is grown for the grain, which gets thoroughly ripe and makes a very fine quality of meal. No one now questions our ability to grow all the corn needed, both for fodder and grain. Timothy does exceedingly well on the Divide. The agricultural papers of the state have always asserted with so much assurance that alfalfa would not grow at this altitude that people were slow to try it, but upon trial it is found to do very well indeed, and now the papers have raised the alfalfa level about 2,000 feet. Potatoes form the most valuable market crop grown on the Di-

vide. The Divide is the natural home of the Irish potato, and where else can they be found so mealy and smooth? The profits from our potato crops some years are enormous. In 1887 there were sold from one field of 30 acres over \$2,400 worth of fine potatoes, and \$100 per acre from small fields is not at all uncommon. Potato culture on the Divide is rapidly being reduced to a science. The best of machinery for the rapid and cheap planting, digging, sorting and sacking of the crop has been largely introduced. The natural adaptability of the soil for the complete growth of the tuber, added to our situation as regards the best potato markets of the west, gives the Divide a great advantage over the other potato districts of Colorado. We are on a direct line to the markets in every direction. Potatoes from the Divide take a high position on the markets wherever shipped. We think it safe to say that potato culture on the Divide pays a greater net profit to the acre than in any other country east or west. Potato rot is not known on the Divide, and potato bugs we never have.

The farmers of the Divide find rye to be a very valuable crop to grow for hay, two crops being cut in one year from the same sowing. It is valuable for horse feed and excellent for fattening cattle or sheep, and the yield is enormous. As high as 40,000 pounds have been grown upon one acre of ground.

Taking the average of all crops grown on the Great Divide for a long period, as compared with the averages of crops grown in other sections of Colorado and of eastern states, we find the farmers of the Divide may well feel proud of their country and satisfied with their business. The averages taken accurately for 13 years on the Divide, counting every year, good

and bad, places the yield of potatoes at 5,195 pounds per acre; wheat 19 bushels; oats 34 bushels; barley 25 bushels; rye 15 bushels; turnips and rutabagas 11,350 pounds and millet and rye hay one and three-fourths tons. When this average is understood to include the yield of every year it will readily be seen that crops have been and can be successfully grown on the Divide without artificial means of irrigation. The averages taken for the last 5 years only would place them much higher than those given for 13 years. Farming on the Divide is no longer an experiment. A careful observer of all things pertaining to good farming, would readily see from the shape things are in, and from the tools, machinery and teams used on the Divide that farming was a success here, and that the farmers were prosperous.

STOCK.

The entire state of Colorado is noted for its blooded and high grade stock. The Great Divide country has kept pace with the rapid strides made in the improvements of all breeds and classes of domestic animals. The motto that "the best is the cheapest" has been carefully adhered to, to the great financial advantage of the Divide. But few male animals are now used that are not full blooded. The breeding of blooded stock for the outside markets is rapidly becoming a prominent industry on the Divide. The Divide offers flattering inducements to wealthy individuals and corporations who wish to engage in the fine stock business. Our altitude and climate, cool summers and open winters, the entire absence of stagnant water and flies, our rich grasses and shaded pastures all tend to the perfect development of an animal. The time is not far dis-

tant when male animals bred on the Divide will command the highest prices wherever sent for breeding purposes, for the reason that they are more hardy and better developed than those raised at a lower and warmer altitude.

Foot rot in sheep, and hog cholera, so dreaded by eastern swine raisers, are unknown on the Divide, and the diseases of cattle, horses and poultry so common in many places, are of rare occurrence here. The ease with which all kinds of root crops are grown on the Divide make the raising of sheep and hogs very profitable. The best breeds of dairy stock are at present receiving a great deal of attention from the farmers.

RAILROADS.

The Divide is crossed north and south by three distinct railroad beds, over which six distinct railroad companies are doing business. Aside from these lines the western extension of the C. R. I. & P. railroad skirts the southeastern border of the Divide as it passes through El Paso county to Colorado Springs. Another railroad is greatly needed across the Divide north and south through the Cherry creek country. This rich agricultural valley can and does offer liberal inducements to the first railroad corporation that will build through it from Colorado Springs to Denver. Cherry Creek is really the cream of the whole Divide country, and there is but little doubt that some company will soon recognize this fact, and take advantage of the great inducements held out by this valley, which of itself can almost support a railroad line. An easier grade can be obtained over the Divide at the head of Cherry Creek than perhaps at any other point. Of the six railroad companies doing business over the

three lines already constructed the three that do not own lines, will at an early date build from Pueblo and Colorado Springs to Denver, and it is only natural to suppose that the portions of the Divide having no road, and yet offering as good or better grades than those obtained by the roads already built, should receive the attention of these corporations. Our railroad facilities are already superior to any other agricultural portion of the state and bid fair to be still greatly added to.

MINERALS, STONE AND ICE.

That the Divide is rich in minerals, no one questions or doubts. The entire Divide country is supposed to be underlain with coal of the finest quality, but so far the eastern end of the Divide has received the most attention from coal prospectors. By actual drilling, thousands of acres of coal are found to be there, and all that is now needed is more capital to develop and place on the market this great body of coal. There are some very fine bodies of iron on the Divide. The paint rock in inexhaustible quantities on one of the southeastern spurs of the Divide has been pronounced by experts to be of a finer quality than the famed paint rock in the east. It was not supposed until lately that paint rock existed on the Divide only on this one spur mentioned, but while drilling for water on the north part of the main Divide the drill passed through a vein of the finest quality of paint fifteen feet thick. Active steps will be taken soon to place this mineral on the market in merchantable shape. But few people seem to realize the great wealth buried in these paint rock beds.

Limestone, lavastone and sandstone exist in great quantities in many places on the Divide,

and lately a very fine grained white stone was discovered in the bluffs near Eastonville that will be very valuable for fancy trimmings. Clay for brickmaking is found wherever needed. Surely the Divide, with its timber, stone and clay, is well fixed for building. The Divide at no distant day will furnish the bulk of the ice for the west. Our railroad facilities for shipping and our great abundance of pure spring water give us a decided advantage in this industry. Lakes and ponds can be multiplied without number, and by a simple system of dams millions of tons of ice can be harvested in our valleys.

- TOWNS AND POST OFFICES.

Palmer Lake, Monument, Husted, Gwillimville, Spring Valley, Table Rock, Elbert, Bijou Basin, Eastonville, Peyton and Calhan are the towns and post offices of the Divide country.

PALMER LAKE

Is one of the loveliest spots on the face of the earth. It is the pride of the Divide. Broken as it is from all cold and chilly winds, with its lovely drives and pleasant walks, its cool summers and bracing sunny winters, with the beautiful lake lying so calm and peaceful at its feet, the great fountain in the center forever spouting up its stream of water that in the sunshine sparkles like a mass of crystals, and surrounded as it is with mountain scenery almost unsurpassed even in Colorado, it cannot help but be the most prominent health and pleasure resort in the west. There is none of the cramped and crowded appearance so common to many resorts even in this great country of the west. A great sanitarium is in course of construction at Palmer Lake, and every ef-

fort is being made to provide for the stream of invalids and pleasure seekers that is daily increasing.

MONUMENT

Is the largest town on the Divide. Lying four miles south of Palmer Lake, it possesses many of the advantages so bountifully bestowed on her favored sister. A large lake will be made there the coming summer. It is seldom so many beautiful and sightly locations for building can be found so closely together as there are between Palmer Lake and Monument. In a very few years it will be one continuous resort from one place to the other. Gwillimville, Spring Valley and Table Rock are post offices in the center of some of the finest farming lands in Colorado. A railroad built over the Divide at the head of Cherry Creek would tap the entire country surrounding these places.

EASTONVILLE

Is a thriving railroad town on the southeastern part of the Divide, It is surrounded by a great agricultural and stock country. An immense amount of business is done at this place, and there is every indication to show that Eastonville has a great future before her.

GWILLIMVILLE

Is a country post office, lying four and one-half miles east of Monument, in the fertile and beautiful valley of west Cherry Creek. It has a well appointed cheese factory, the fame of the products of which extends even to the old country, and the proprietor, Mr. G. R. Gwillim, points with pardonable pride to the first premiums—badges captured at various state fairs.

He has also exhibited at Swansea, South Wales where his wares were classed with the world renowned Stilton cheese. The superiority of our cheese is due to the rich quality of our grasses, the low temperature of heat, and the unrivalled purity of our water. Our milk will produce more cheese to the pound of milk than in any state in the union—we except no state, and no meadows or pastures anywhere, but bring our native grasses to the front, confident that there is none to excel.

ELBERT

Is a good business point on the railroad fifteen miles north of Eastonville. It is in the center of one of the best stock sections in the state.

PEYTON AND CALHAN

Are stations on the Rock Island railroad. There is no doubt they will make a rapid growth the coming year.

SCHOOLS AND CHURCHES.

There is a splendid system of schools all over the Divide. No eastern state can show better built and better furnished school houses than the Divide. The best of teachers are employed and good wages paid. There are a number of neatly built churches on the Divide, and two elegant church buildings, Presbyterian and Episcopalian, are to be found in Eastonville.

SOCIETY.

The Indian, the scout, the trapper and hunter, the prospector and border element, have all had their day, and in their stead are found only intelligent, orderly, progressive men and women. The entire Divide, from east to west,,



is working with one common end in view, viz: to make this country not only a place in which to stay, but a place in which to live. Our schools and churches, our farmers' clubs and unions, our social gatherings and societies, all are heartily supported by old and young. A more hospitable, kind hearted, jolly, healthy and intelligent people it would be hard to find than live on the Divide to-day.

CLIMATE.

If the general climate of the state of Colorado is unexcelled in its rare and effective curative powers for nearly every existing disease, then the climate of the Divide is pre-eminently so. Our altitude places us above even the taint of malaria. There is not a drop of stagnant water on the Divide. Nearly all the water used for drinking and cooking purposes gushes forth from springs that are ever running and consequently always pure. Chills and fever find no hold in our climate and altitude. Consumptives, asthmatics and persons afflicted with any form of throat trouble find almost immediate relief upon coming to the Divide.

Persons whose whole system is filled with malarial poisons, and who are suffering from general debility, dyspeptics to whom the mere thought of living is repulsive, overworked professional men and in fact all persons suffering from the thousand ills that mankind is heir to, are surprised at the great change for the better they experience by even a short stay on the Divide. Our warm sunshine and invigorating air, every breath filled with the aroma of the pitch pine woods acting as a tonic, our pure cold water and healthful, nourishing foods, our great variety of scenery and pleasant surroundings, all of these soon compel an invalid to

throw away his medicine chest, and quit reading gloomy articles on the disease he is afflicted with, compels him to get out doors, forget himself and his trouble, and take an interest in the things about him, and almost before he is aware of any change, he has an appetite that is simply astonishing. Hundreds of cases can be given of persons coming to the Divide who were actually longing for death; pale, sickly and weak and who could only eat the most delicately prepared foods, who, after a residence of only a few weeks or months, left here with tanned, healthy faces, whose gain in flesh was wonderful—only equaled by their changed feeling, and whose entire doctor bill was—nothing.

RAINFALL.

The rainfall on the Divide is about 28 inches per annum. The rain storms are scattered very evenly through the summer season and early fall. The alternate days of snow, rain, slush, and ice so common during winter months in many eastern countries are unknown here. While we get considerable snow, our winters are comparatively dry.

LANDS.

Land is on the market at prices ranging from \$10 to \$100 per acre—prices governed by quality, location and state of improvements. Some government lands, open to settlement, still remain at the eastern end of the Divide, but are being rapidly taken. Considerable land was bought by local capitalists a few years ago and is now on the market at prices, while far in advance of the original cost, are still within the reach of any one really desirous of obtaining a good home and a profitable business. The prices

of good farming lands will rapidly advance as the Divide becomes more generally advertised.

GENERAL SUMMARY.

The Divide Board of Trade in issuing this circular expect the Divide country to receive some benefit therefrom, and at the same time correct, as far as possible, the wrong impression regarding the Divide that has been created against it by the determination of the irrigating companies *not* to let the truth be known of lands in Colorado that *can and do grow crops successfully without the means of artificial irrigation.*

It of course would be foolish for us to assert that we never have any failures on the Divide, for we sometimes do; but what we assert is, that averaged and compared with other locations and states for a number of years, the Divide country has been eminently successful.

We have a good country, good people, good roads, good schools and good churches. We have the location between the extremes of heat and cold. We have the altitude, the pure atmosphere, the healthful climate, the comparatively dry winters and the never failing supply of pure water. We have the finest and richest of native grasses, and a rich, productive soil. Our summers are cool and our winters seldom severe.


Therefore, to the inhabitants of the hot, unhealthy south, we extend a cordial welcome. Come to our cool Divide.

To the people of the east we say, come to our Divide, where cyclones and hurricanes are unknown.

To the capitalist we say, come and personally investigate our claims. To the seeker of health we say, come. And to all parties seeking a

new location, we contend that the points set forth in this circular, descriptive of the Great Divide of Colorado, should command your consideration and respect.

THE DIVIDE BOARD OF TRADE.

 Persons wishing information can address the agents of the Board of Trade, located at the different points on the Divide, found in the list of Board of Trade Officers.





